Karen Johnson Davidson County
Batch# 1067152 DEEDWARR
11/01/2023 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20231101-0085582

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $510,000.00.

Barbara B. Akers, by Nancy Barrier, attorney in fact
Affiant

Subscribed and sworn to before me this 30th day of October, 2023.

JUDY HIGGINS
Notary Public
Commonwealth of Kentucky
Commission Number KYNP4001
My Commission Expires Mar 3, 2024

Judy Higgins 3-3-24
Notary Public
My Commission Expires:

2023-381

Address of New Owner:	Send Tax Bills to:	Tax Information:
Latda Vaughan	CapStar Bank	
708 Spring House Circle	2002 Richard Jones Rd. Ste. 300A	160-11- 0-008.00
Brentwood, TN, 37027	Nashville, TN 37215	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Barbara B. Akers, an unmarried woman,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Latda Vaughan, a single woman,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Hearthstone, Section 1, of record in Book 5200, page 218, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Gaylord Akers and wife, Barbara B. Akers by Warranty Deed from Radnor Homes, Inc. of record in Book 6316, Page 495, Register's Office for Davidson, Tennessee, dated June 11, 1984 and recorded on June 15, 1984.

The said Gaylord Akers having died on October 5, 2004, leaving the said Barbara B. Akers the sole surviving tenant by the entirety.

Power of Attorney of record in Instrument No. _202311010085581_____, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **708 Spring House Circle, Brentwood, TN 37027.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in

fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 27th day of October, 2023.

Barbara B. Akers by Nancy Barrier, attorney in fact

Barbara B. Akers by Nancy Barrier,
her Attorney-in-Fact

STATE OF KENTUCKY
COUNTY OF JESSAMINE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy Barrier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Barbara B. Akers and that she is authorized by Barbara K. Akers to execute this instrument on her behalf.

Witness my hand and official seal at Nicholasville, Kentucky, this 27th day of October, 2023.

Judy Higgins

Notary Public
My Commission Expires: 3-3-24

JUDY HIGGINS
Notary Public
Commonwealth of Kentucky
Commission Number KYNP4001
My Commission Expires Mar 3, 2024

TRUE COPY CERTIFICATION

I, D. Shayne Adair, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/27/23.

D. Shayne Adair

11/1/23
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 1 day of NOV., 2023.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman
Notary Public
My Commission Expires: 03/07/2026